4988

DOCUMENT NO.
ADOPTED 4988

MEMORANDUM DECEMBER 3, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on thirty zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

Neighborhoods	Recommendations			
	Approval	Denial	Denial w/o Prejudice	Deferral
Allston-Brighton	1	1		
Back Bay				
Beacon Hill				
Charlestown		2		
Chinatown	1			
City Proper	1			
Dorchester	2	2	1	
East Boston		2		
Fenway	1			
Government Center				
Hyde Park	1			
Jamaica Plain		1		1
Kenmore				
Mattapan			1	
North End				
Roslindale	3	1		
Roxbury				
South Boston	2			2
South Cove				
South End	2			
West Roxbury				

Allston-Brighton

Approval Z-10621. 6 Cummings Rd. One to six apartments.

Denial Z-10655. 43 Parkvale Ave. Twelve to fourteen apartments.

Charlestown

Denial	Z-10860.	8 Mystic Place. Rear deck addition.
Denial	Z-10875.	32 Soley St. Two to three apartments.

Chinatown

Approval	Z-10886.	9-11 Knapp St. One-story addition.

City Proper

Approval	Z-10885.	275 Cambridge St. Five-story hospital administrative structure.

Dorchester

Denial	Z-10861.	22-24 Annabel St. Extension of apartment into basement.
Approval	Z-10869.	107 Pleasant St. Two-family dwelling.
Approval	Z-10880.	59 Greenbrier St. One to two-family dwelling.
Denial	Z-10884.	3 Trull St. Three to four apartments.
Denial without Prejudice	Z-10866.	6 South Sydney St. Twelve apartments.

East Boston

Denial	Z-10855.	188 Maverick St. Two-story addition.
Denial	Z-10863.	31A-33 Lexington St. Five to six apartments.

Fenway

Approval	Z-10872.	61-67 Brookline Ave. Bank mezzanine space.

Hyde Park

Approval	Z-10865.	1 Gwinnet St. Two-story addition.

Jamaica Plain

Denial	Z-10691.	6 Westerly St. Fire escape
Deferral	Z-10801-10802.	82-84 Hyde Park Ave. Subdivide.

Mattapan

Denial without Prejudice.	Z-10876.	36 Alabama St. Two-family dwelling.

Roslindale

Denial	Z-10816.	3951-3953 Washington St. Addition to auto body shop.
Approval	Z-10862.	784 West Roxbury Parkway. Rear deck addition.
Approval	Z-10871.	10 Sherwood St. Enclose porch.
Approval	Z-10879.	670 Metropolitan Ave. Rear addition.

Roxbury

Approval	Z-10619.	24-44 John Eliot Sq. Retaining wall; raise grade of parking lot.
Approval	Z-10663.	4 Centre Place. Roof deck addition.

South Boston

Approval	Z-10799.	613 East Broadway. Wall signs.
Approval	Z-10853.	122 West Ninth St. Legalize three-family dwelling.
Deferral	Z-10867.	447 West Broadway. Five-family dwelling.
Deferral	Z-10882.	254 West Third St. Two to four apartments.

South End

Approval	Z-10878.	85 Warren Ave. Roof deck addition.
Approval	Z-10883.	32 Rutland Sq. Enclose rear deck.

BOARD OF APPEAL REFERRALS DECEMBER 3, 1987

		Hearing	
1.	Z-10619	12/15/87	Ross Associates 24-44 John Eliot Square, Roxbury
2.	Z-10621	12/15/87	Ida Mae Kahn 6 Cummings Road, Brighton
3.	Z-10655	12/15/87	Gregg Realty Trust 43 Parkvale Avenue, Brighton
4.	Z-10663	12/15/87	Brian Patterson 4 Centre Place, Roxbury
5.	Z-10691	12/8/87	Yolanda Munoz 6 Westerly Street, Jamaica Plain
6.	Z-10799	12/8/87	Steven Weisberg 613 East Broadway, South Boston
7.	Z-10801-10802	12/8/87	E. Lindy, S. Gouveia, and P. Herrlich 82-84 Hyde Park Avenue, Jamaica Plain
8.	Z-10816	12/15/87	Jennings Brothers, Inc. 3951-3953 Washington Street, Roslindale
9.	Z-10853	12/15/87	Jeremy Richman 122 West Ninth Street, South Boston
10.	Z-10855	12/15/87	Maria Santos 188 Maverick Street, East Boston
11.	Z-10860	12/8/87	Caroline Wrenn Shannon 8 Mystic Place, Charlestown
12.	Z-10861	12/8/87	Mario Barahona 22-24 Annabel Street, Dorchester
13.	Z-10862	12/8/87	Edward Waterfall & Delores Ahmann 784 West Roxbury Parkway, West Roxbury
14.	Z-10863	12/8/87	Alphonse Marano 31A-33 Lexington Street, East Boston
15.	Z-10865	12/8/87	Daniel Moore 1 Gwinnet Street, Hyde Park
16.	Z-10866	12/8/87	Thomas Connolly 6 South Sydney Street, Dorchester
17.	Z-10867	12/15/87	Christos N. Tatsis 447 West Broadway, South Boston

		Hearing	
18.	Z-10869	12/15/87	David Shum 107 Pleasant Street, Dorchester
19.	Z-10871	12/15/87	Dimitrios Theodossiou 10 Sherwood Street, Roslindale
20.	Z-10872	12/15/87	Demeter Realty Trust 61-67 Brookline Avenue, Boston
21.	Z-10875	12/15/87	Claire Spear Finn 32 Soley Street, Charlestown
22.	Z-10876	12/15/87	Serge Limontas 36 Alabama Street, Mattapan
23.	Z-10878	12/15/87	Harvey J. Trask 85 Warren Avenue, Boston
24.	Z-10879	12/15/87	Mattia Cubelli 670 Metropolitan Avenue, Hyde Park
25.	Z-10880	12/15/87	Fundador Morales, Jr. 59 Greenbrier Street, Dorchester
26.	Z-10882	12/8/87	Paul W. Gibson 254 West Third Street, South Boston
27.	Z-10883	12/15/87	Vincent P. LiPomi 32 Rutland Square, Boston
28.	Z-10884	12/15/87	William T. Martin & Robert J. Smith 3 Trull Street, Dorchester
29.	Z-10885	12/8/87	Massachusetts General Hospital 275 Cambridge Street, Boston
30.	Z-10886	12/15/87	Richard Ho 9-11 Knapp Street, Boston

Board of Appeal Referrals 12/3/87

Hearing: 12/15/87

Z-10619
Ross Associates
24-44 John Eliot Square
Roxbury

Site: Seven-story structure

District(s): Local business (L-1)

Purpose: Erect retaining wall; raise grade of parking lot five feet.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-10619, Ross Associates, 24-44 John Eliot Square, Roxbury, to erect retaining wall and raise grade of parking lot five feet in a local business (L-1) interim planning overlay district, the Boston Redevelopment Authority recommends approval. Regrading will allow more efficient use of existing parking facility, particularly the provision of handicapped and elderly access. Proposal is compatible with planning objectives of Roxbury IPOD.

Z-10619 / 24-44 JOHN ELIOT SQ ROXBURY

2

Board of Appeal Referrals 12/3/87

Hearing: 12/15/87

Z-10621
Ida M. Kahn
6 Cummings Road
Brighton

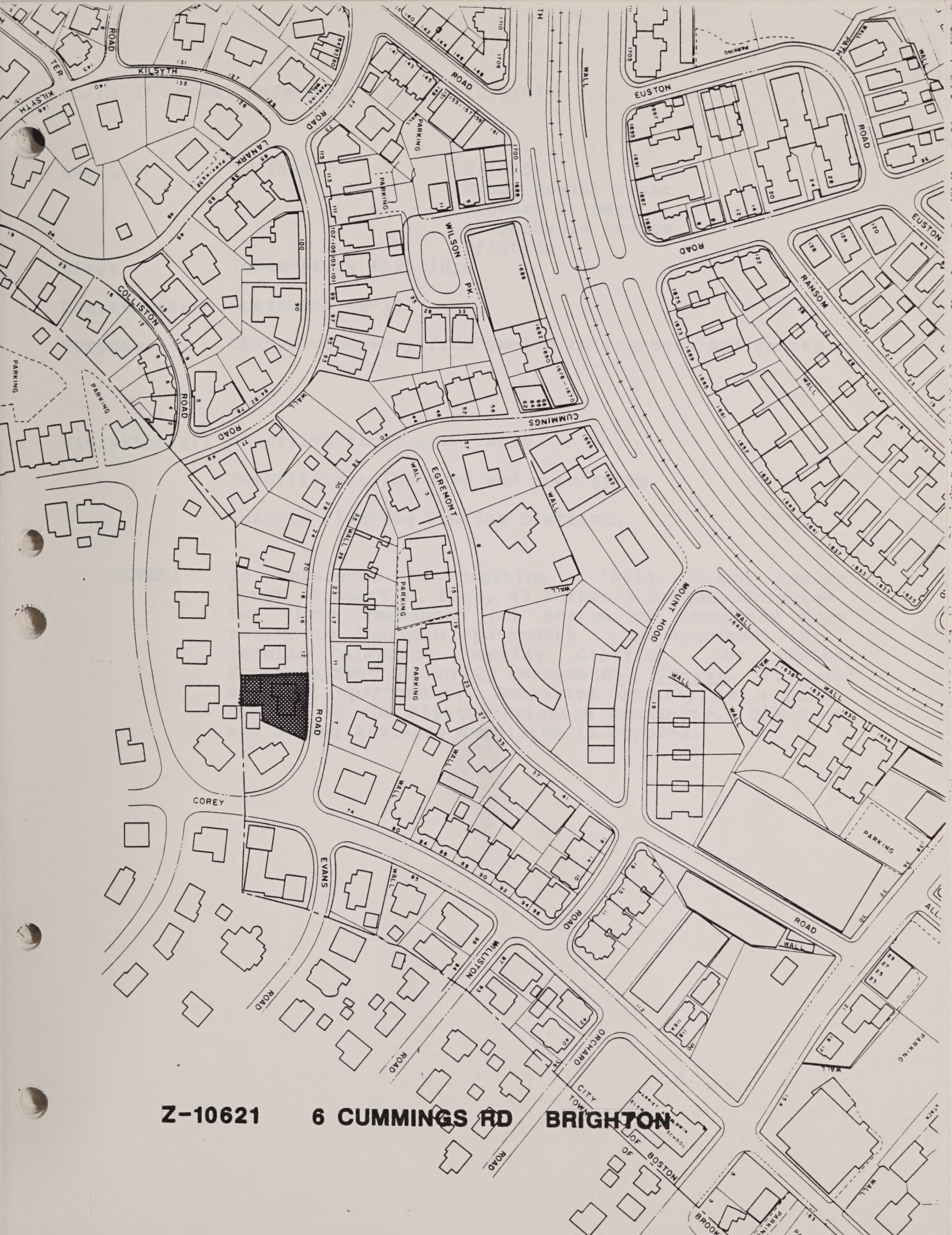
Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one to six apartments; erect three-story addition.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-10621, Ida M. Kahn, 6 Cummings Road, Brighton, for change of occupancy from one to six apartments and erect three-story addition in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Proposed conversion of large single-family complies with guidelines of the Interim Planning Overlay District. Planning and Zoning Advisory Committee has voted to take no position. However, there is some community opposition.



Z-10621 6 CUMMINGS RD BRIGHTON

Board of Appeal Referrals 12/3/87

Hearing: 12/15/87

Z-10655
Gregg Realty Trust
Stewart D. Berg
43 Parkvale Avenue
Brighton

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from twelve to fourteen apartments.

Violation(s): Excessive floor area ratio.

Insufficient lot area and open space.

Interim Planning Overlay District.

VOTED: In reference to petition Z-10655, Gregg Realty Trust, Stewart D. Berg, 43 Parkvale Avenue, Brighton, for three variances for change of occupancy from twelve to fourteen apartments in an apartment (H-1) interim planning overlay district, the Boston Redevelopment Authority recommends denial. Proposed basement apartments. Excessive density is a prime concern of the Allston-Brighton community. Planning and Zoning Advisory Committee is opposed.

Z-10655 43 PARKVALE AVE BRIGHTON
REDSDALE STREET
AVENUE
PARKING
GLENVILLE TERRACE
WALL
GARDNER
M.B.T.A.
BOSTON PUBLIC LIBRARY
PARKING
AVENUE
PARK VALE
AVENUE
SPOFFORD ROAD
HARVARD TERRACE
QUINT
AVENUE
RADCLIFFE ROAD
STREET
HOLLIS PLACE
HIGGINS STREET
GREYLOCK ROAD
PRICE
LONG AVENUE
ALSTON
SQUARE
ISLINGTON STREET
M.B.T.A.
PARKING

4

Board of Appeal Referrals 12/3/87

Hearing: 12/15/87

Z-10663
Brian Patterson
4 Centre Place
Roxbury

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Erect roofdeck addition to four-unit apartment structure.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-10663, Brian Patterson, 4 Centre Place, Roxbury, to erect roofdeck addition to four-unit apartment structure in an apartment (H-1) interim planning overlay district, the Boston Redevelopment Authority recommends approval. Open deck, which will not be visible from Centre Place, is compatible with planning objectives of Roxbury IPOD.

Z-10663 4 CENTRE PLACE ROXBURY
JOHN ELIOT SQUARE
ROXBURY
STREET
DUNLOW PLACE
DUNLOW STREET
PARK STREET
KING STREET
KING TER
ELMWOOD PLACE
ELMWOOD STREET
ELMWOOD COURT
TEXAS COURT
POLICE STA. NO 10
GARDNER STREET
ANITA TERRACE
CENTRE PL
HARRINGTON AVE
CENTRE STREET
LINWOOD PARK
LINWOOD STREET
GOODRICH SQUARE
HIGHLAND STREET
HIGHLAND AVE
ALVAH KITTREDGE PARK
MORLEY STREET
HIGHLAND PL
NORFOLK STREET
LAMBERT STREET
MILLMONT STREET
ENGINE NO 14
AVENUE
NEW NATICK
DECATUR ST
COLUMBUS AVENUE
CEDAR STREET
TERRACE
OSCAR STREET
HIGHLAND CONGREGATIONAL CH
FRENCH TER
MORTON PL
MORTON STREET
GURNEY STREET
HARVARD PLATT
PARK STREET
SEWALL AVENUE
BLAGDEN STREET
BLAGDEN AVENUE
BLAGDEN TER
BLAGDEN PL
BLAGDEN COURT
BLAGDEN SQUARE
BLAGDEN PARK
BLAGDEN HALL
NEW LIFE MESSIAH CH
PARK

Board of Appeal Referrals 12/3/87

Hearing: 12/8/87

Z-10691
Yolanda Munoz
6 Westerly Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Install fire escape on side of two-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-10691, Yolanda Munoz, 6 Westerly Street, Jamaica Plain, for variance to install fire escape on side of two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Side fire escape seriously detracts from the appearance of the two-family residence.

Z-10691 6 WESTERLY ST JAMAICA PLAIN

6

Board of Appeal Referrals 12/3/87

Hearing: 12/8/87 Z-10799
Steven Weisberg
613 East Broadway
South Boston

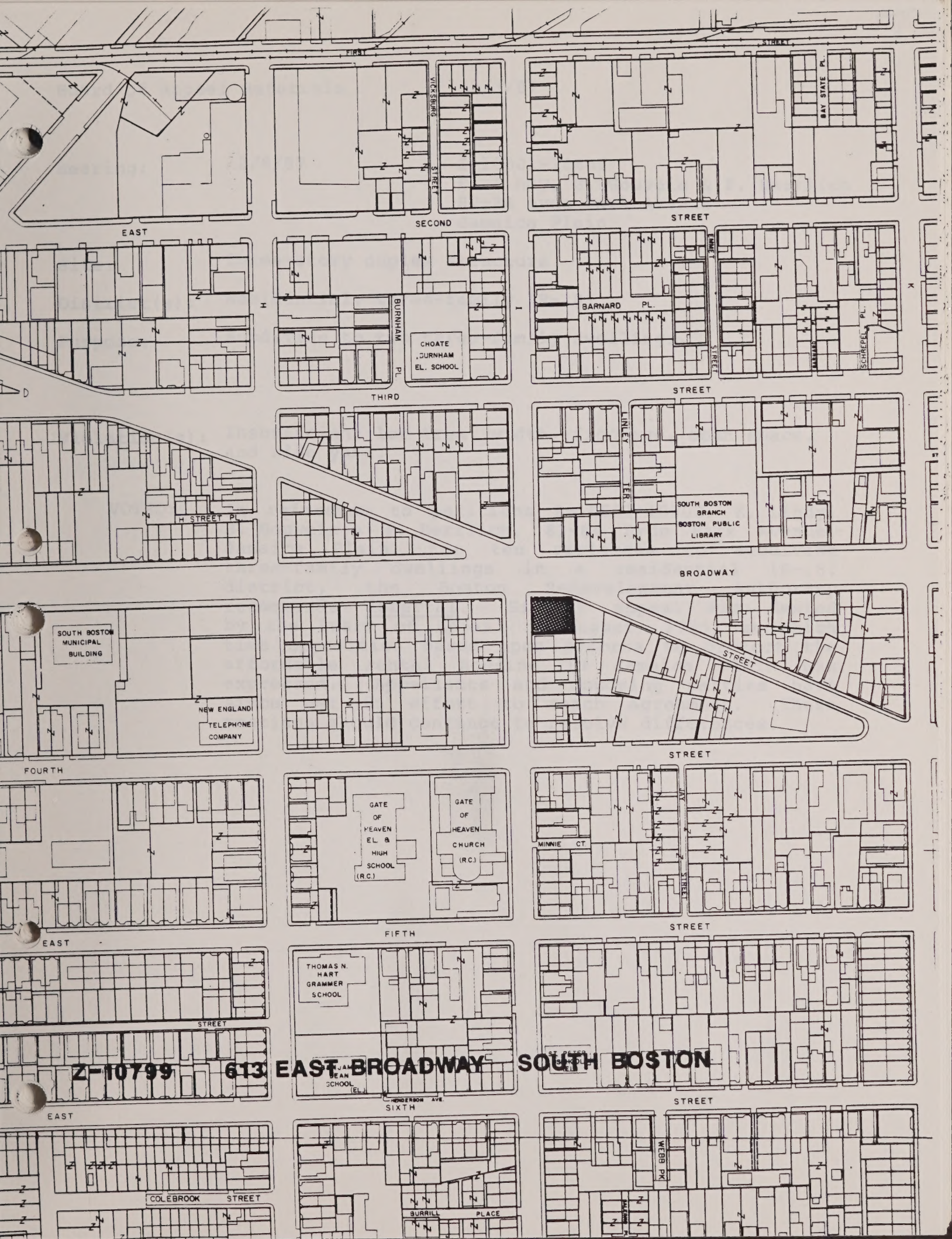
Site: One-story structure

District(s): Local business (L-1)

Purpose: Erect non-illuminated sign on store-restaurant structure.

Violation(s): Square footage is excessive.

VOTED: In reference to petition Z-10799, Steven Weisberg, 613 East Broadway, South Boston, for conditional use to erect non-illuminated sign on store-restaurant structure in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Non-illuminated signs "Hub Video" are compatible with local retail area.



Z-10799 613 EAST BROADWAY SOUTH BOSTON

Board of Appeal Referrals 12/3/87

Hearing: 12/8/87

Z-10801-10802
E. Lindy, S. Gouveia & P. Herrlich
82-84 Hyde Park Avenue
Jamaica Plain

Site: Three-story duplex structure

District(s): Residential, three-family (R-.8)

Purpose: Subdivide to two three-family dwellings.

Violation(s): Insufficient lot area, width, frontage, open space, and side yard.

VOTED: In reference to petitions Z-10801-10802, E. Lindy, S. Gouveia & P. Herrlich, 82-84 Hyde Park Avenue, Jamaica Plain, for ten variances to subdivide three-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. Similar appeal was denied by the Board of Appeal in August, 1986, at which time opposition based upon efforts to protect the affordable rental housing in Jamaica Plain was expressed. Appellants and opposing parties have since met in effort to reach agreement. These meetings should continue to resolve differences.

Z-10801-10802 82-84 HYDE PARK AVE JAMAICA PLAIN

Board of Appeal Referrals 12/3/87

Hearing: 12/15/87

Z-10816
Jennings Brothers, Inc.
Patrick Jennings, President
3951-3953 Washington Street
Roslindale

Site: One-story structure

District(s): Residential, three-family (R-.8)

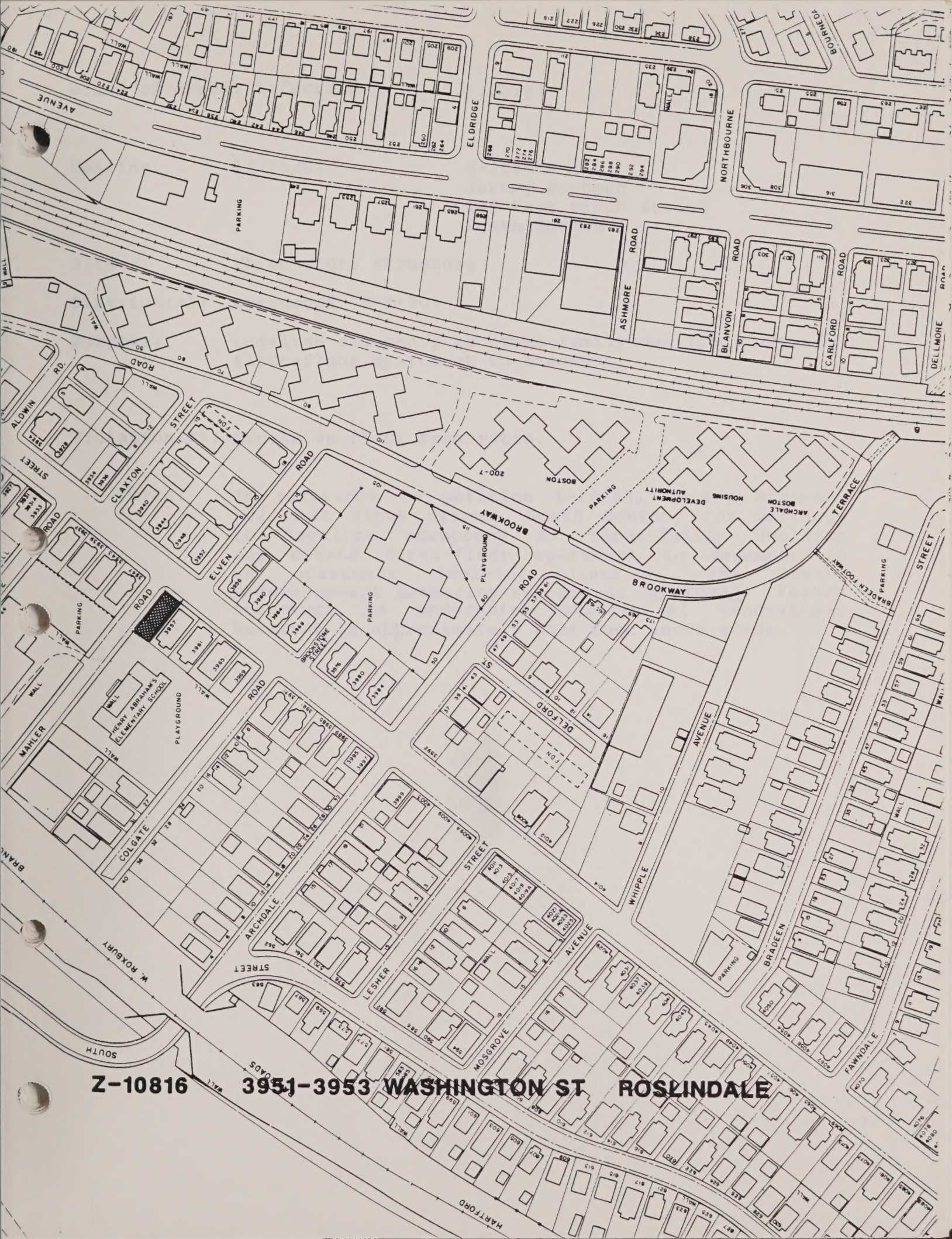
Purpose: Erect one-story rear addition to auto body repair shop.

Violation(s): Extension of nonconforming use.

Excessive floor area ratio.

Insufficient side and rear yards.

VOTED: In reference to petition Z-10816, Jennings Brothers, Inc., Patrick Jennings, President, 3951-3953 Washington Street, Roslindale, for extension of nonconforming use and three variances to erect one-story addition to auto body repair shop in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Existing use is incompatible with surrounding neighborhood and its proposed expansion would adversely affect residential properties and further exacerbate traffic problems.



Z-10816 3951-3953 WASHINGTON ST ROSLINDALE

Board of Appeal Referrals 12/3/87

Hearing: 12/15/87

Z-10853
Jeremy Richman
122 West Ninth Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as three-family dwelling; extend first-floor apartment to basement.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10853, Jeremy Richman, 122 West Ninth Street, South Boston, for variance to legalize occupancy as three-family dwelling and extend first-floor apartment to basement in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Vacant structure is undergoing substantial renovation. Basement is approximately four feet above grade.

Z-10853 122 WEST NINTH ST SOUTH BOSTON

Board of Appeal Referrals 12/3/87

Hearing: 12/15/87

Z-10855
Maria Santos
188 Maverick Street
East Boston

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Erect two-story side addition to three-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient front yard.

VOTED: In reference to petition Z-10855, Maria Santos, 188 Maverick Street, East Boston, for two variances to erect two-story side addition to three-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. The addition is partially constructed. The applicant first presented the proposal at a May, 1986, Board of Appeal hearing at which it was deferred to enable the applicant to meet with the Authority and review the proposal. At a second Board of Appeal hearing in October, 1986, the proposal was denied because of inadequate plan submission. There has been community opposition expressed, predominantly concerning issues of light and air and encroachment of the addition onto the abutters property.

Z-10855 188 MAVERICK ST. EAST BOSTON
GOVE
OUR LADY OF MOUNT CARMEL'S SCHOOL
CONVENT
OUR LADY OF MOUNT CARMEL CHURCH
DANIEL WEBSTER PUBLIC SCHOOL
LUBEC
STREET
DONALD McKAY SCHOOL
FRANKFORT
McKAY PL.
GENEVA
VENICE STREET
WELLINGTON STREET
BELMONT
SERVICE
OUR LADY OF THE ASSUMPTION CHURCH
LAMSON COURT
CASTLE CT.
SUMNER PL.
PLAYGROUND
SEAVER
BROPHY MEMORIAL PARK
SAMUEL ADAMS SCHOOL
MARGINAL
PEARL PL.
RAILROAD
ALBANY

Board of Appeal Referrals 12/3/87

Hearing: 12/8/87

Z-10860
Caroline Wrenn Shannon
8 Mystic Place
Charlestown

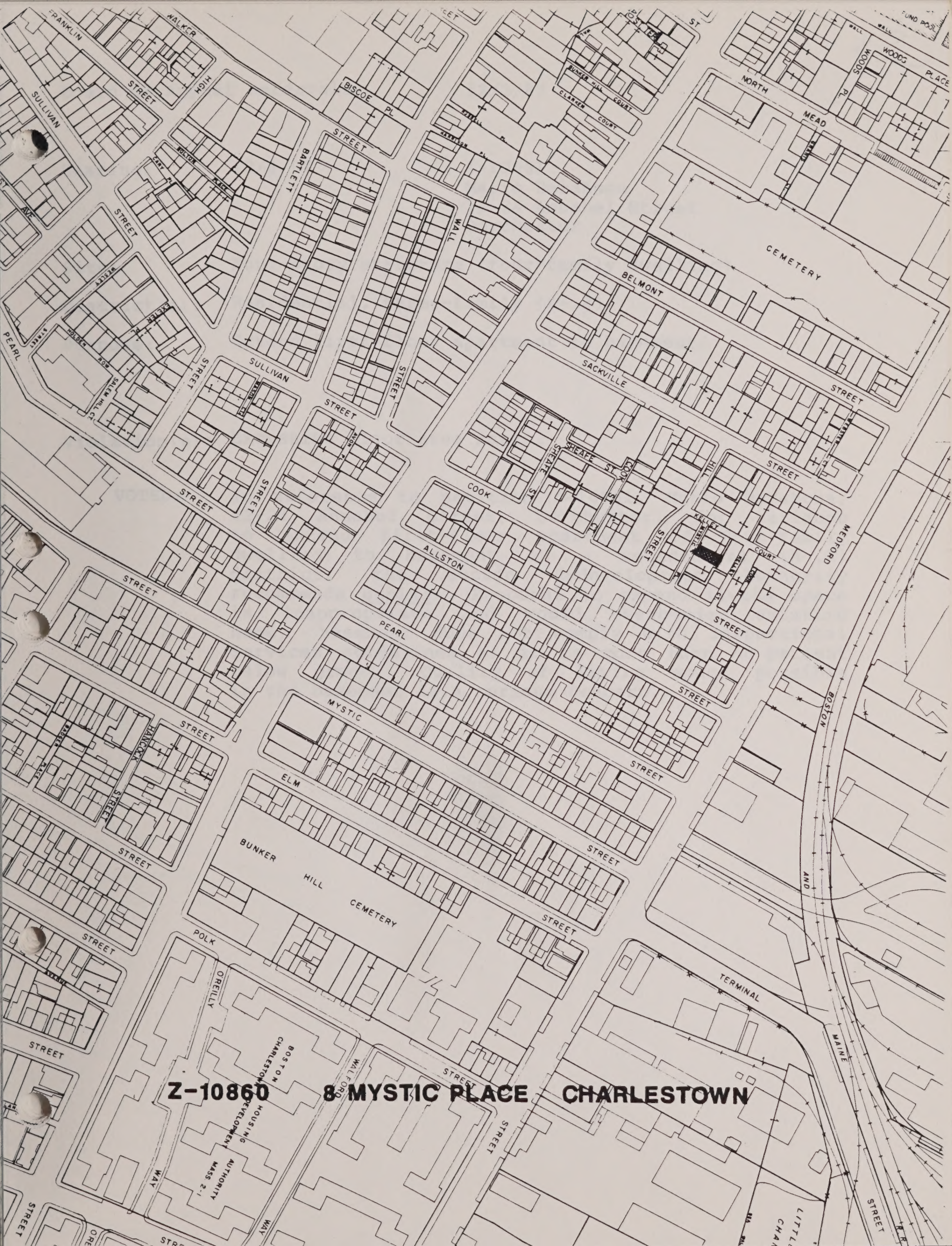
Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Legalize rear deck addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10860, Caroline Wrenn Shannon, 8 Mystic Place, Charlestown, for variance to legalize rear deck addition to one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. This structure has already been built. The deck, according to the plans, abuts onto the rear property line encroaching and crowding the small back yards of the abutters.


FRANKLIN
WALKER
STREET
HIGH
SULLIVAN
BISCOE PL
BUNKER HILL CLEANERS COURT
NORTH
MEAD
WOODS PL
WOODS PLACE
CEMETERY
BELMONT
SACKVILLE
STREET
WALL
BARTLETT
WALTON
PARK
PEARL
SULLIVAN
STREET
SALEM HILL CT
SHEAFE ST
COOK ST
KELLEY COURT
COOK
ALLSTON
PEARL
MYSTIC
ELM
HANCOCK
BUNKER HILL CEMETERY
POLK
O'REILLY WAY
BOSTON CHARLESTOWN REVELOPMENT AUTHORITY HOUSING MASS 2-1
MALCOLM
TERMINAL
MAINE
BOSTON
MEDFORD
AND
STREET
Z-10860 8 MYSTIC PLACE CHARLESTOWN

12

Board of Appeal Referrals 12/3/87

Hearing: 12/8/87

Z-10861
Mario Barahona
22-24 Annabel Street
Dorchester

Site: Four-story structure (four-family dwelling)

District(s): Residential, three-family (R-.8)

Purpose: Extend first-floor apartment to basement.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10861, Mario Barahona, 22-24 Annabel Street, Dorchester, for variance to extend first-floor apartment of four-family dwelling to basement in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Proposal to expand living space is inappropriate and would overburden existing home. Basement does not comply with Inspectional Services guidelines as it is more than 50 percent below grade. Quality of living space possible in the basement is a serious concern.

Z-10861 22-24 ANNABEL ST DORCHESTER

Board of Appeal Referrals 12/3/87

Hearing: 12/8/87

Z-10862
Edward Waterfall & Delores Ahmann
784 West Roxbury Parkway
Roslindale

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Rear deck addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10862, Edward Waterfall & Delores Ahmann, 784 West Roxbury Parkway, Roslindale, for variance to erect rear deck addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. No apparent impact on neighborhood. Abutter has no objection.

Z-10862 784 WEST ROXBURY PARKWAY WEST ROXBURY

Board of Appeal Referrals 12/3/87

Hearing: 12/8/87

Z-10863
Alphonse Marano
31A-33 Lexington Street
East Boston

Site: Two-story structure

District(s): Apartment (H-1)

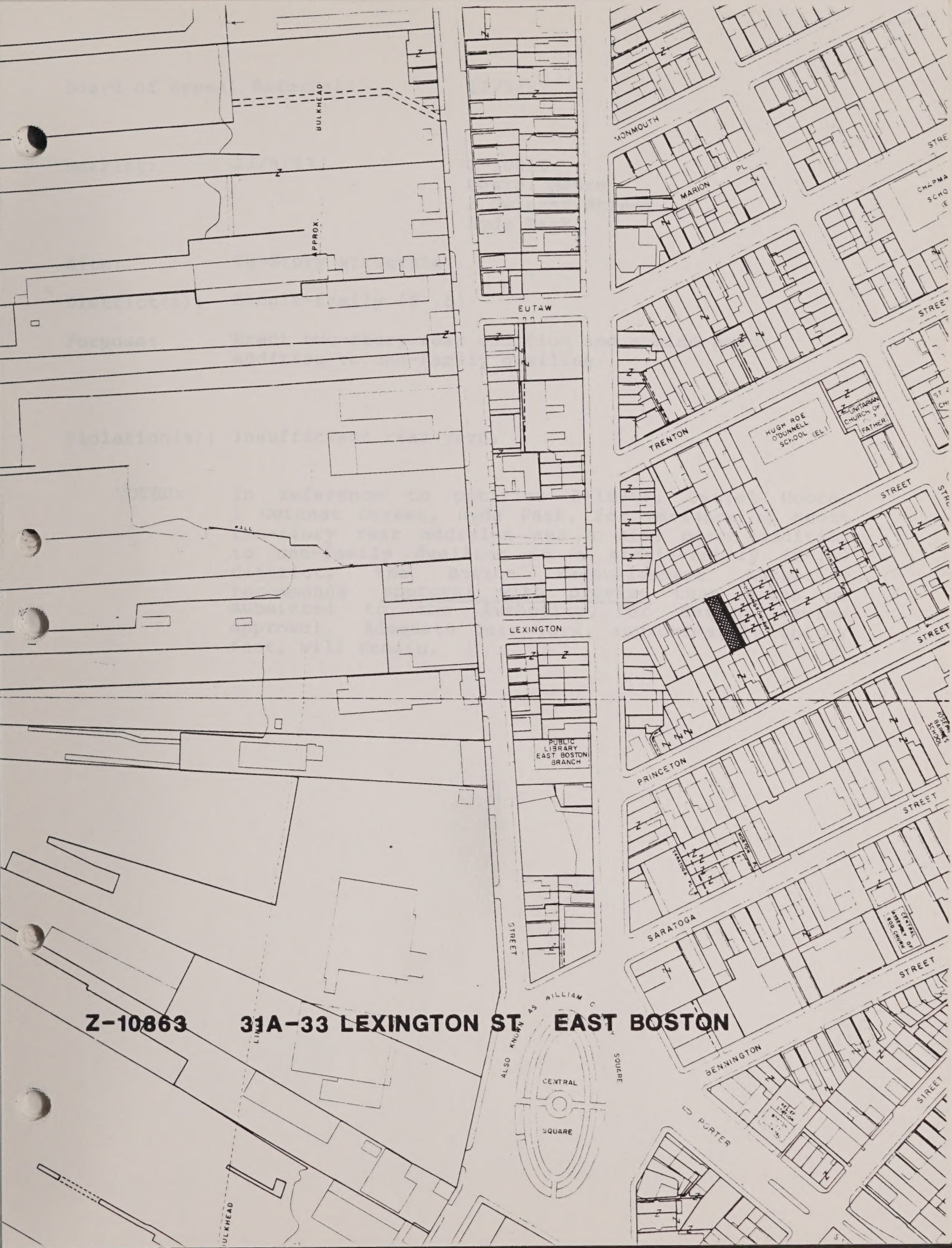
Purpose: Change occupancy from five to six apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-10863, Alphonse Marano, 31A-33 Lexington Street, East Boston, for forbidden use and two variances for change of occupancy from five to six apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The change of occupancy is an inappropriate increase in density on this poorly maintained parcel. This area of East Boston is extremely dense and congested with very little open space and inadequate parking for existing residents. Although a vacant 10,000-square-foot parcel is adjacent to the proposal, half of the parcel is slated for the development of two units. The neighborhood is predominantly three- and four-family dwellings and homeowners are working hard to prevent deterioration in the quality of life due to increasing density. Increasing the occupancy to six units would diverge sharply with the character of the area and further aggravate the problems residents experience in this overcrowded neighborhood.



Z-10863 31A-33 LEXINGTON ST. EAST BOSTON

Board of Appeal Referrals 12/3/87

Hearing: 12/8/87

Z-10865
Daniel Moore
1 Gwinnet Street
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect two-story rear addition and a side porch addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10865, Daniel Moore, 1 Gwinnet Street, Hyde Park, for variance to erect two-story rear addition and a side porch addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Adequate rear yard, approximately thirty feet, will remain.

Z-10865 1 GWINNET ST HYDE PARK

Board of Appeal Referrals 12/3/87

Hearing: 12/8/87

Z-10866
Thomas Connolly
6 South Sydney Street
Dorchester

Site: 8,597 Square feet of land

District(s): Local business (L-1)

Purpose: Erect three-story twelve-unit apartment structure.

Violation(s): Insufficient lot area, open space, front, and rear yards.

Excessive floor area ratio.

Off-street parking design.

VOTED: In reference to petition Z-10866, Thomas Connolly, 6 South Sydney Street, Dorchester, for six variances to erect three-story twelve-unit apartment structure in a local business (L-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Project as submitted is excessive for the site. Concerns are: density, open space deficiency, landscaping and proximity to rail lines. Neighborhood is opposed to the proposed twelve units, however they would support a development of lesser density.

Z-10866 6 SOUTH SYDNEY ST DORCHESTER

17

Board of Appeal Referrals 12/3/87

Hearing: 12/15/87

Z-10867
Christos N. Tatsis
447 West Broadway
South Boston

Site: 3½-Story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from one-family dwelling, store, and office to five-family dwelling and photo studio.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10867, Christos N. Tatsis, 447 West Broadway, South Boston, for two variances for change of occupancy from one-family dwelling, store, and office to five-family dwelling and photo studio in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral. The structure is part of a similar series of three-story row buildings with expanded first floors to include retail space located at the intersection of East and West Broadway which is extremely congested with heavy traffic and automobiles continuously double parked. There is no available off-street parking for the residential vehicles. Density is a concern; petitioner should review plans with Authority and community.

Z-10867 447 WEST BROADWAY SOUTH BOSTON
BROADWAY
EAST
WEST
SECOND
THIRD
FOURTH
FIFTH
SIXTH
STREET
LINDEN
PACIFIC
ATLANTIC
NATIONAL
OLD HARBOR
DORCHESTER
SILVER
DIXFIELD
BOSTON
GOLD
LOUIS
LILLY
CORNING
FOURTH PRESBYTERIAN CHURCH
DORCHESTER FIRE STATION
U.S.P.O. SOUTH BOSTON STATION
HEALTH UNIT
CARMELITE SISTERS
BOYS' CLUB SOUTH BOSTON
GIRLS' CLUB
ST AUGUSTINE CEMETARY
BIGELOW SCHOOL (EL)
ALBANIAN OPTIMODOX CHURCH

Board of Appeal Referrals 12/3/87

Hearing: 12/15/87

Z-10869
David Shum
107 Pleasant Street
Dorchester

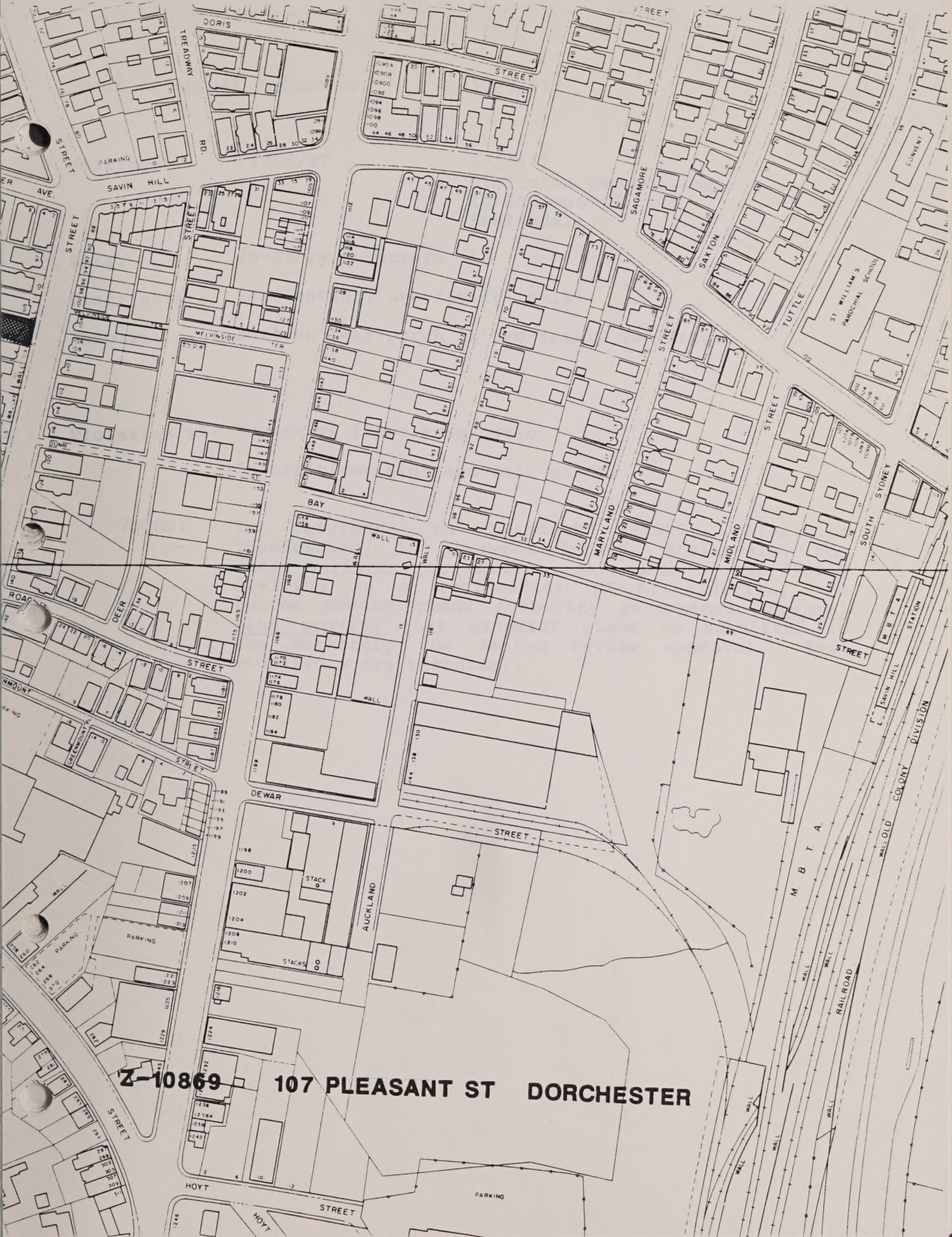
Site: 5,068 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, width, and side yard.

VOTED: In reference to petition Z-10869, David Shum, 107 Pleasant Street, Dorchester, for three variances to erect a two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to scale, siting, and off-street parking be submitted to the Authority for design review approval. Proposal is appropriate and compatible with residential neighborhood.


Z-10869 107 PLEASANT ST DORCHESTER
DORIS
TREADWAY
RD.
STREET
SAVIN HILL
AVE.
PARKING
MELVINSIDE TER
DUNN
ST.
BAY
WALL
ROAD
DEER
STREET
GREENMOUNT
DEWAR
AUCKLAND
STACK
STACKS
HOYT
SAGAMORE
SAXTON
TUTTLE
MARYLAND
MIDLAND
SOUTH SYDNEY
ST WILLIAM'S PAROCHIAL SCHOOL
CONVENT
M B T A
SAVIN HILL STATION
OLD COLONY DIVISION
RAILROAD

Board of Appeal Referrals 12/3/87

Hearing: 12/15/87

Z-10871
Dimitrios Theodossiou
10 Sherwood Street
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Enclose rear porch of two-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient side and rear yards.

VOTED: In reference to petition Z-10871, Dimitrios Theodossiou, 10 Sherwood Street, Roslindale, for three variances to enclose rear porch of two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. Yard violations are technical.

Z-10871
10 SHERWOOD ST
ROSLINDALE

20

Board of Appeal Referrals 12/3/87

Hearing: 12/15/87

Z-10872
George P. Demeter, Trustee
61-67 Brookline Avenue
Boston

Site: Four-story structure

District(s): General business (B-2)

Purpose: Erect mezzanine level to seventy-apartment, retail, bank, and garage structure.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10872, George P. Demeter, Trustee, 61-67 Brookline Avenue, Boston, for variance to erect mezzanine level to residential-commercial structure in a general business (B-2) district, the Boston Redevelopment Authority recommends approval. Proposed mezzanine level (1,700 square feet) in basement will be used for office and teller space of existing Capitol Bank. Floor area violation is minimal.

FENWAY PARK
JERSEY STREET
LANSDOWNE STREET
KENMORE STATION U.S. POST OFFICE
NEWBURY STREET
ALLEY
PARKING AREA
MASSACHUSETTS AVENUE
BEACON STREET
TURNPIKE
RAILROAD
PARKING AREA
VAN NESS
KILMARNOCK
OVERLAND STREET
AVENUE
BURLINGTON STREET
FULLERTON STREET
BLANDFORD STREET
BOSTON UNIVERSITY BIOLOGICAL CENTER
MATLAND STREET
2469
ALBANY
MUNSON STREET
BOSTON
STREET
MINER STREET
ALLEY 924
MOUNT
BOSTON ELEVATED RAILWAY
PARKING AREA
Z-10872
61-67 BROOKLINE AVE BOSTON

Board of Appeal Referrals 12/3/87

Hearing: 12/15/87

Z-10875
Claire S. Finn
32 Soley Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two to three apartments; erect rear sundeck addition.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-10875, Claire S. Finn, 32 Soley Street, Charlestown, for three variances for change of occupancy from two to three apartments and erect rear sundeck addition in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The plans, as submitted, are not adequate to determine whether the proposal will enhance the living space within the building. Dimensions of the proposed unit are necessary to review the proposal. In addition it is unclear the impact the deck may impose upon abutting property.

Z-10875 32 SOLEY ST CHARLESTOWN
BUNKER HILL MONUMENT
MONUMENT SQUARE
WINTHROP SQUARE
THOMPSON SQUARE
HARVARD SQUARE
CITY SQUARE
SOLEY
WINTHROP
ADAMS
COMMON
PARK
CHESTNUT
WARREN
CORDIS
PLEASANT
PRESCOTT
RUTHERFORD
HARVARD
DEVENS
JOHN HARVARD MALL
ROUGHAN RD.
CALL ST.
GRAY
JOINER
CHELSEA
WATER
FOSS
HUDSON
PUTNAM
WALLACE CT.
CHURCH CT.
THOMPSON ST.
WINTHROP STREET
COMMON ST.
PARK STREET
RAMP
AUTOPISTA
ELEVATED
MTA
FITZGERALD EXPRESSWAY
151 V-3
29.52

Board of Appeal Referrals 12/3/87

Hearing: 12/15/87

Z-10876
Serge Limontas
36 Alabama Street
Mattapan

Site: 4,174 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, width, frontage, side yard, and off-street parking.

VOTED: In reference to petition Z-10876, Serge Limontas, 36 Alabama Street, Mattapan, for forbidden use and five variances to erect two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. While housing is certainly desirable on this site, a two-family dwelling is not appropriate. Forty-two of the forty-six houses on Alabama Street are single-family residences, most being owner-occupied. The building proposed is too large for the lot. A somewhat smaller building or one which is rectangular instead of square would be more appropriate and would allow a driveway and off-street parking. An alternate housing proposal for the site which addresses these concerns would be considered.

Z-10876 36 ALABAMA ST MATTAPAN

23

Board of Appeal Referrals 12/3/87

Hearing: 12/15/87

Z-10878
Harvey J. Trask
85 Warren Avenue
Boston

Site: 2½-Story structure

District(s): Apartment (H-2)

Purpose: Erect roofdeck addition to one-family dwelling.

Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-10878, Harvey J. Trask, 85 Warren Avenue, Boston, for conditional use to erect roofdeck addition to one-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval and reviewed with Ellis Neighborhood Association. Landmarks Commission indicates no change in exterior architectural features visible from a public way.

Z-10878 85 WARREN AVE BOSTON
HANSON
WALTHAM
PARK
UNION
ALLEY
NO 701
UNION PK
PLAYGROUND
WALL
DEDHAM
WEST
STREET
CHANDLER
LAWRENCE
PLACE
DARTMOUTH
APPLETON
MONTGOMERY
PARK
CANTON
BROOKLINE
PEMBROKE
WARREN
GRAY
AVENUE

Board of Appeal Referrals 12/3/87

Hearing: 12/15/87

Z-10879
Mattia Cubelli
670 Metropolitan Avenue
Roslindale

Site: 3½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect one-story rear addition to three-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-10879, Mattia Cubelli, 670 Metropolitan Avenue, Roslindale, for variance to erect one-story rear addition to one-story addition to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Addition will not increase existing side yard deficiency.

Z-10879 670 METROPOLITAN AVE HYDE PARK

Board of Appeal Referrals 12/3/87

Hearing: 12/15/87

Z-10880
Fundador Morales, Jr.
59 Greenbrier Street
Dorchester

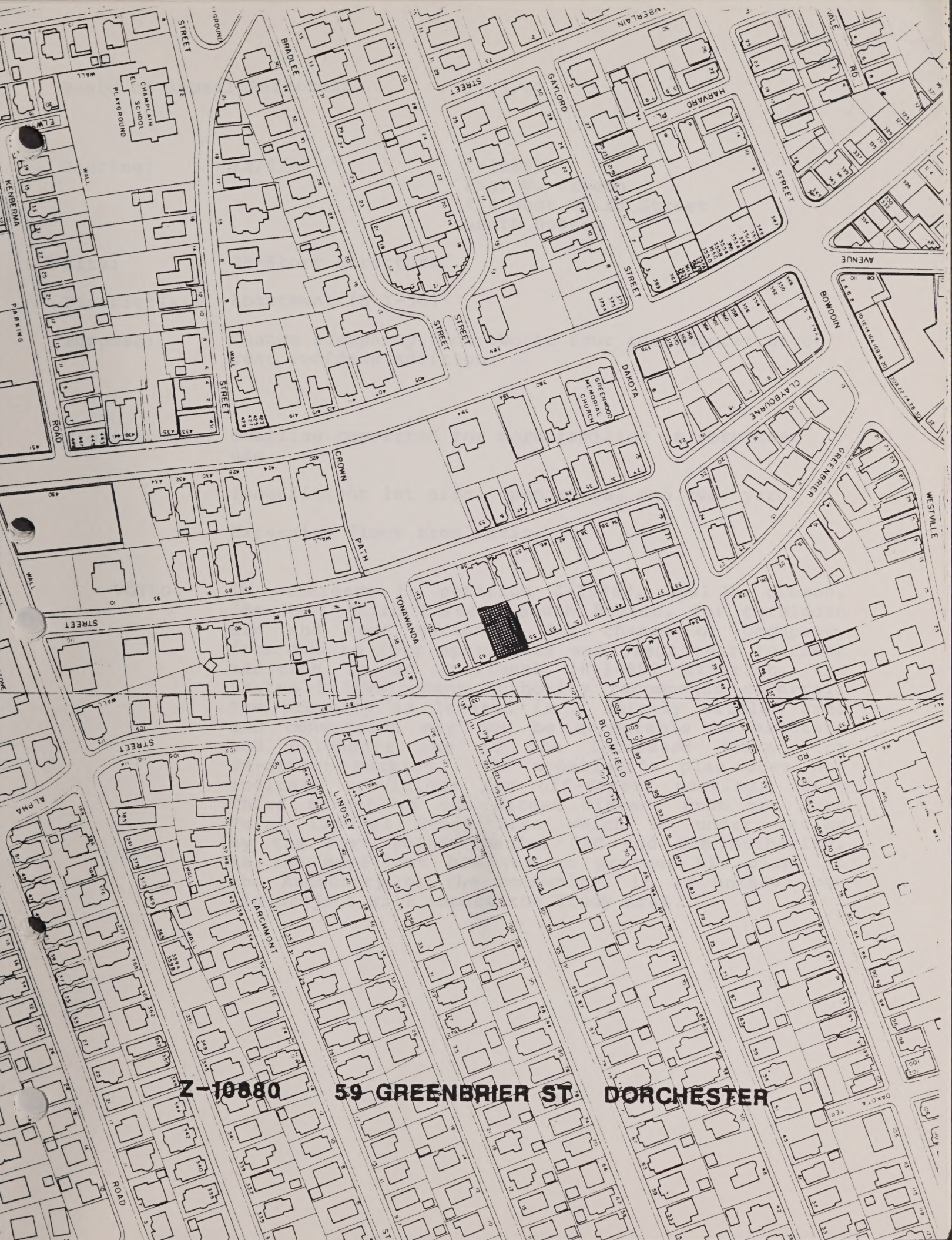
Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10880, Fundador Morales, Jr., 59 Greenbrier Street, Dorchester, for variance for change of occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Existing condition for many years; compatible with one-, two-, and three-family neighborhood properties. Off-street parking provided.



Z-10880 59 GREENBRIER ST DORCHESTER

Board of Appeal Referrals 12/3/87

Hearing: 12/8/87

Z-10882
Paul W. Gibson
254 West Third Street
South Boston

Site: 2½-Story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from two to four apartments; erect rear roofdeck addition.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, and rear yard.

Excessive floor area ratio.

VOTED: In reference to petition Z-10882, Paul W. Gibson, 254 West Third Street, South Boston, for forbidden use and four variances for change of occupancy from two to four apartments and erect rear roofdeck addition in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral. The property is located in a thickly settled area and conversion may not be acceptable to abutters and neighbors due to the increased demand for on-street parking. The appellant's plan does not indicate provisions for off-street parking. West Third Street is one street distant from the Fort Point Channel Study Area which is under review by the Fort Point Channel CAC and the Authority. As the appellant has yet to present his plans to the Authority or the community, it is unknown how his project will impact the Study Area.

Z-10882 254 WEST THIRD ST SOUTH BOSTON

Board of Appeal Referrals 12/3/87

Hearing: 12/15/87

Z-10883
Vincent P. LiPomi
32 Rutland Square
Boston

Site: 3½-Story structure

District(s): Apartment (H-2)

Purpose: Enclose rear deck of four-unit apartment structure.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10883, Vincent P. LiPomi, 32 Rutland Square, Boston, for variance to enclose rear deck in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval and review with Rutland Street Neighborhood Association. Enclosure will be used as a greenhouse. Not visible from public way.

Z-10883 32 RUTLAND ST BOSTON

Board of Appeal Referrals 12/3/87

Hearing: 12/15/87

Z-10884
William T. Martin & Robert J. Smith
3 Trull Street
Dorchester

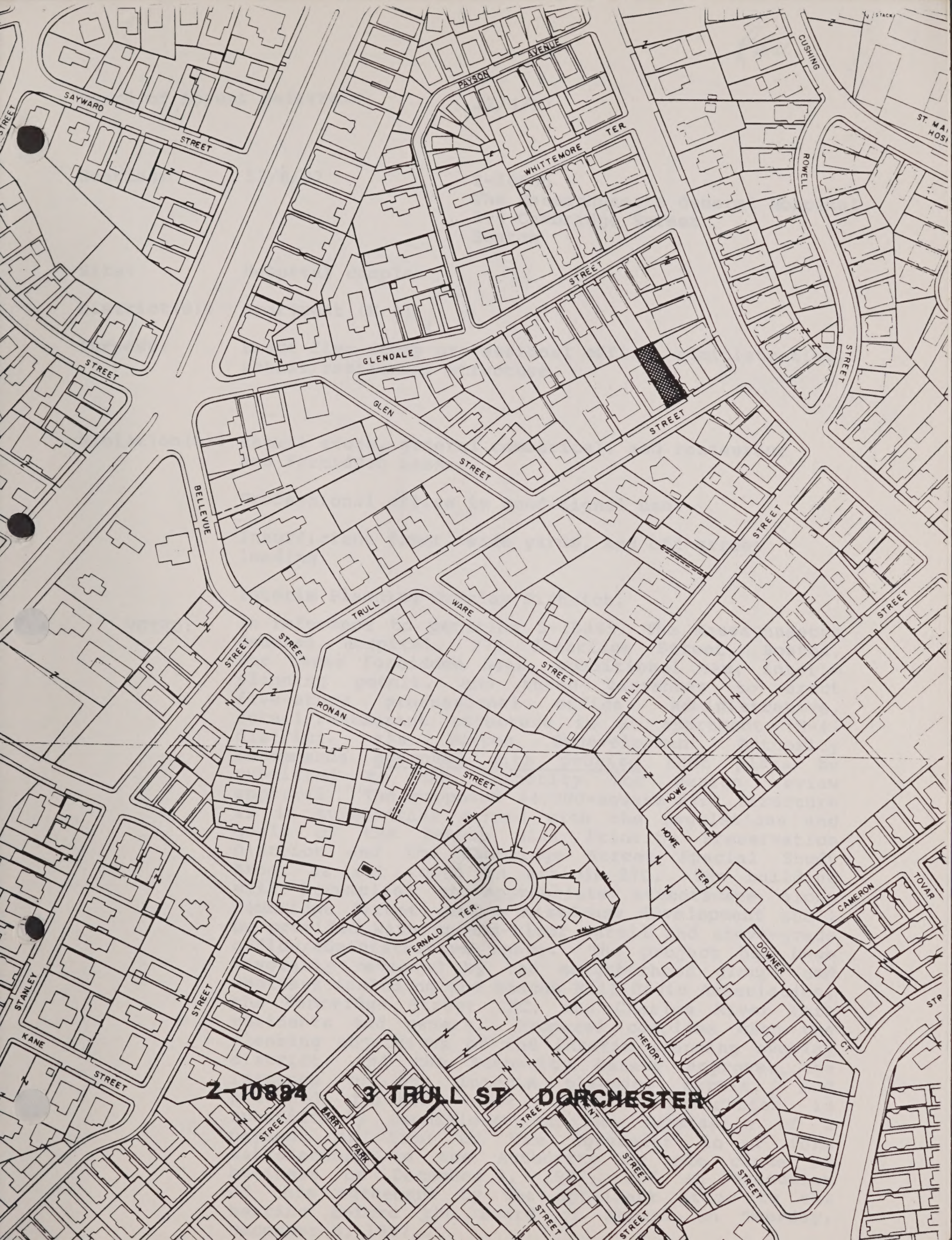
Site: 3½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three to four apartments.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10884, William T. Martin & Robert J. Smith, 3 Trull Street, Dorchester, for two variances for change of occupancy from three to four apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Proposed conversion is inappropriate, would create a negative precedent, and is incompatible with this low-density residential neighborhood.



Z-10884 3 TRULL ST DORCHESTER

Rev. 2-9

Board of Appeal Referrals 12/3/87

Hearing: 12/8/87

Z-10885
The Massachusetts General Hospital
275 Cambridge Street
Boston

Site: Hospital complex

District(s): Apartment (H-4)

Purpose: Erect five-story professional office, administrative, retail/restaurant structure.

Violation(s): Retail store, general commerical, and restaurant are forbidden uses.

Professional office is conditional use.

Insufficient front, side yards, and off-street loading.

Interim Planning Overlay District.

VOTED: In reference to petition Z-10885, The Massachusetts General Hospital, 275 Cambridge Street, Boston, for three forbidden uses, conditional use, interim planning permit, and three variances to erect five-story professional office, administrative, retail/restaurant structure in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The proposed 44,000-square-foot structure is in substantial accord with the regulations and goals of the Beacon Hill Priority Preservation District and the Cambridge Street Special Study Area, as set forth in Article 27D. The building will accomplish an appropriate streetscape along Cambridge Street, and a mixed-use development shall be provided with ground-floor retail and above-grade office/administrative space. The project has been favorably reviewed by the neighborhood groups and abutters including the Beacon Hill Civic Association, the Cambridge Street CDC, and Charles River Park residents and owners. Proposal complies with the planning objectives of the interim planning overlay district, and the Authority hereby approves the issuance of the interim planning permit. And provided further, that this recommendation is specifically conditioned on the submission of a payment in lieu of tax agreement in a form satisfactory to the Authority by the close of business on December 4, 1987, and an execution of this agreement by the applicant prior to the hearing before the Board of Appeal on Tuesday, December 8, 1987.

Z-10885 275 CAMBRIDGE ST BOSTON
CHARLES
CHARLESBANK PLAYGROUND
AUTHORITY
PARKING
WALL
STANDS
POOL
CHARLES MTA STA.
GEO WASHINGTON CIRCLE
ST.
PLACE
GROVE
STRONG PL.
CAMBRIDGE
STREET
SUFFOLK COUNTY JAIL
FRUIT
PARKMAN
STACK
MASSACHUSETTS GENERAL HOSPITAL
ALLEN
TENNIS COURT
U/C
ROOF PARKING
BLOSSOM
PARKING GARAGE
FIRE STATION
WEST

30

Board of Appeal Referrals 12/3/87

Hearing: 12/15/87

Z-10886
Richard Ho
9-11 Knapp Street
Boston

Site: Six-story structure

District(s): Manufacturing (M-8)

Purpose: Erect one-story addition to 36-apartment, retail, office, and restaurant structure.

Violation(s): Insufficient rear yard and setback of parapet.

VOTED: In reference to petition Z-10886, Richard Ho, 9-11 Knapp Street, Boston, for two variances to erect one-story addition to 36-apartment, retail, office, and restaurant structure in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval with proviso that plans for addition be submitted to the Authority for design review approval. This petition addresses a technical change to a previous petition approved by the Board of Appeal in November, 1986, for 36 residential units. Additional floor will allow better accommodation of the 36 residential units that were previously approved and for retail use of the ground floor which is most appropriate in this neighborhood. Developer has worked with the Authority throughout the past year. The additional floor is currently undergoing design review by the Authority and the Landmarks Commission.

Z-10886
9-11 KNAPP ST BOSTON
COMMON
BAND-STAND
PARKING AREA
MASON ST
AVERY
STREET
HAYWARD PL.
ESSEX
PHILLIPS SQ.
BOYLSTON SQ.
LA GRANGE
BEACH
KNEELAND
KNAPP ST
AVENUE EXT.
BEDFORD
AVON
EXETER PL.
ROWE PL.
CHAUNCY
HARRISON
WASHINGTON
TREMONT
DORE
HOLLIS
HARVARD
BENNET
EXP EXIT